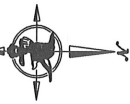
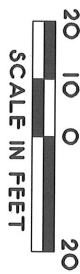


LEGAL DESCRIPTION:

Lot 15 Except Alley, Block 3, McNeil Park, Hennepin County, Minnesota.

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown herein, if any, are shown as they appear pursuant to MSA 216D CONTACT COPPER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 7,042 square feet = 0.162 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
6. Elevation datum is based on NAVD 88 date. Bench mark is located top of Nail (AS SHOWN ON SURVEY) Elevation = 887.33



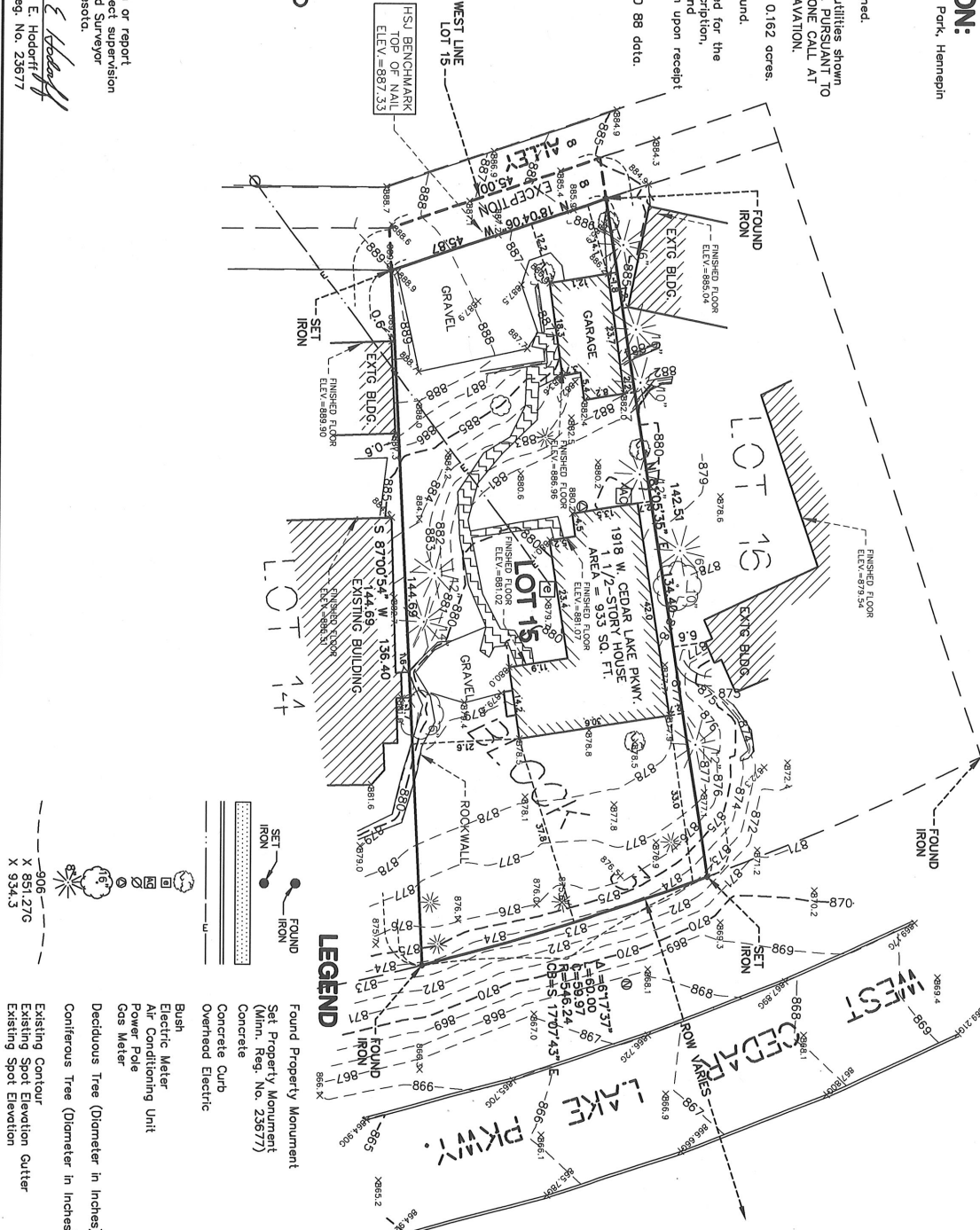
CERTIFICATION:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: July 23, 2013

Thomas E. Hodorff
Minn. Reg. No. 23677

Revision History:



LOT CERTIFICATION SURVEY WITH TOPOGRAPHY

for:
RICH VARDA
SITE: 1918 WEST CEDAR LAKE PARKWAY
MINNEAPOLIS, MINNESOTA



HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hsjsurveyors.com
Web: www.hsjsurveyors.com

| | | | |
|-------------|-----------|----------|-----|
| File No. | 1-3-8604M | Page | 74 |
| W.D. Number | 2013282 | Book | 631 |
| Sheet No. | 1 OF 1 | CAD Tec. | ONI |

CAD File: 2013282.DWG
PcPlot: 2013282.DWG

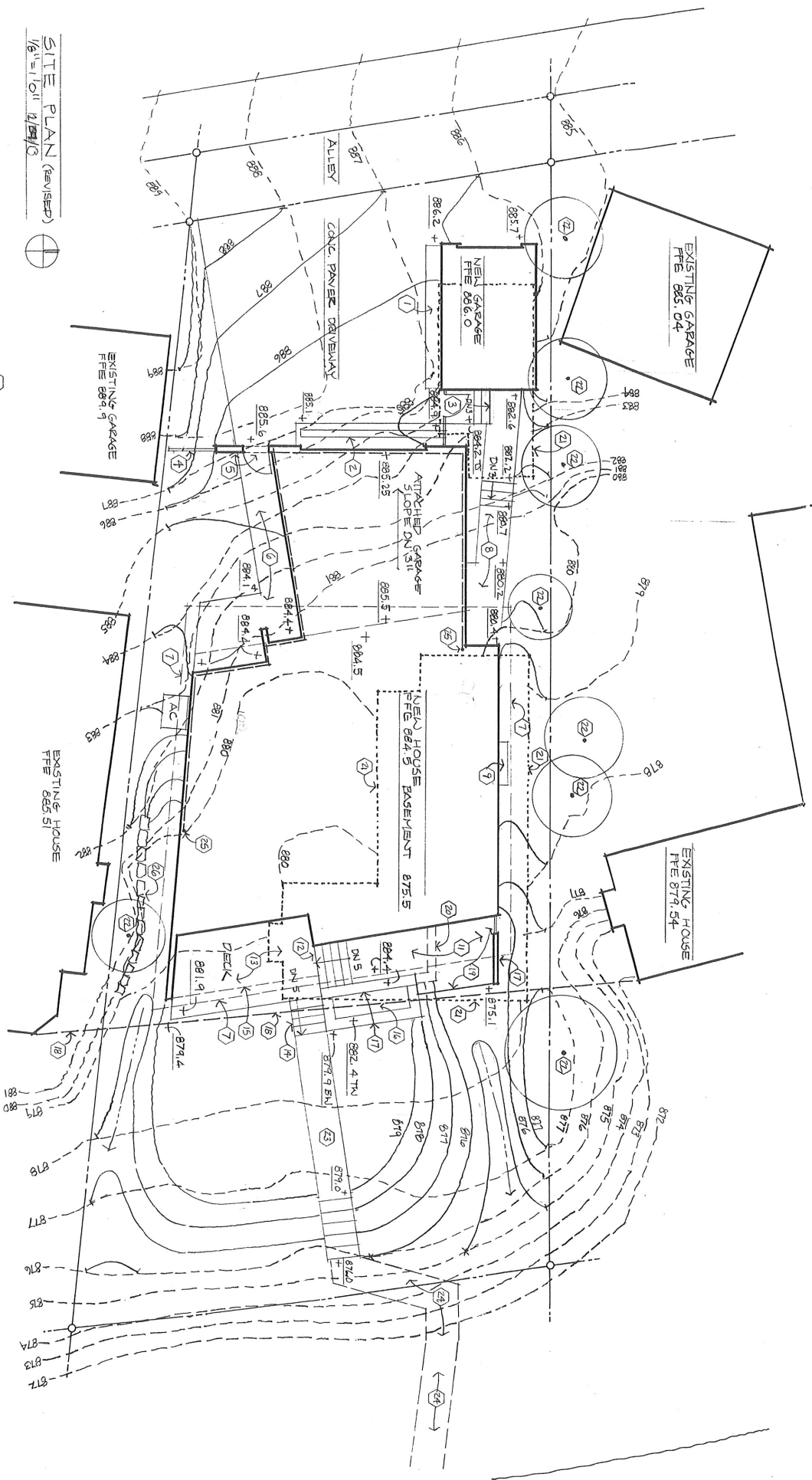
SITE PLAN (REVISED) 1/8" = 1' 0" 12/24/10



Site Plan Notes Varda Residence 1918 West Cedar Lake Parkway

General Notes:

- All dashed contour lines are existing. Solid lines are proposed.
- For existing conditions refer to certified survey dated July 23, 2013.
- Existing house and garage to be demolished and removed.
- Locate new house on property by setting southeast corner of living room deck at setback line, north facade to be 6'0" south of north property line. New detached garage to be 6'0" south of new attached garage and 1'0" south of north property line.



Keyed Notes:

1. Planting bed along new garage
2. Trench drain with steel grating set in concrete apron along front of garage door. Slope bottom of trench to drain north.
3. 4' high solid wood fence and gate.
4. 6'0" high stone wall with solid wood gate. See elevations.
5. 8'0" high stone wall with solid wood gate. See elevations.
6. Concrete paver walk and patio.
7. Line of second floor roof edge.
8. Concrete walk/steps to side entry, 6" risers and 12" treads.
9. Projecting bay for lower level gas fireplace.
10. New concrete stoop at lower level sliding door. Slope fills area under north end of deck. Elev 775.4 at door. Slope 2% away from door.
11. New steps down to lower deck, 5 risers at 6", 12" treads. Footlights centered in each riser.
12. Wood steps down to lower deck, 5 risers at 6", 12" treads. Footlights centered in each riser.
13. Wood lower deck at elev. 883.9. Grade at foundation wall under decks is 880.0.
14. Wood steps down lawn, 5 risers at 6", 12" treads. Footlights centered in each riser.
15. Edge of second floor balcony.
16. Planter with wood chip mulch.
17. Stucco wall with cast stone cap.
18. Front yard setback line established as line between front corners of adjoining houses.
19. Glass guardrail at deck edge.
20. Extend planter wall under deck to foundation wall.
21. Dotted line is outline of existing structure to be removed.
22. Existing tree to remain - protect from damage during construction.

23. Concrete paver front walk with concrete steps down to existing grade at property line.
24. Repair existing stone steps and walk down slope and to street curb.
25. **FAR calculations.** At a plane that is 4 feet below the first floor, at least 50% of the house perimeter must be below the normal grade in order for the floor area of the basement to be excluded from total house floor area in determining FAR. The house floor elevations have been set to meet this requirement. First floor is at 884.5 and the basement floor is 875.5. The point 4 feet below the first floor elevation is 880.5. The dashed line along the perimeter of the west side of the house indicates the area where normal grade is above 880.6'. The length of this portion of the perimeter is 108'. The remaining portion of the perimeter, where normal grade is below 880.6', is 95' in length. Based on this design, the floor area of the basement has not been included in the total house floor area for calculation of FAR.

REvised 12.04.13
 PLANTING PLAN
 1/8" = 1' 0"

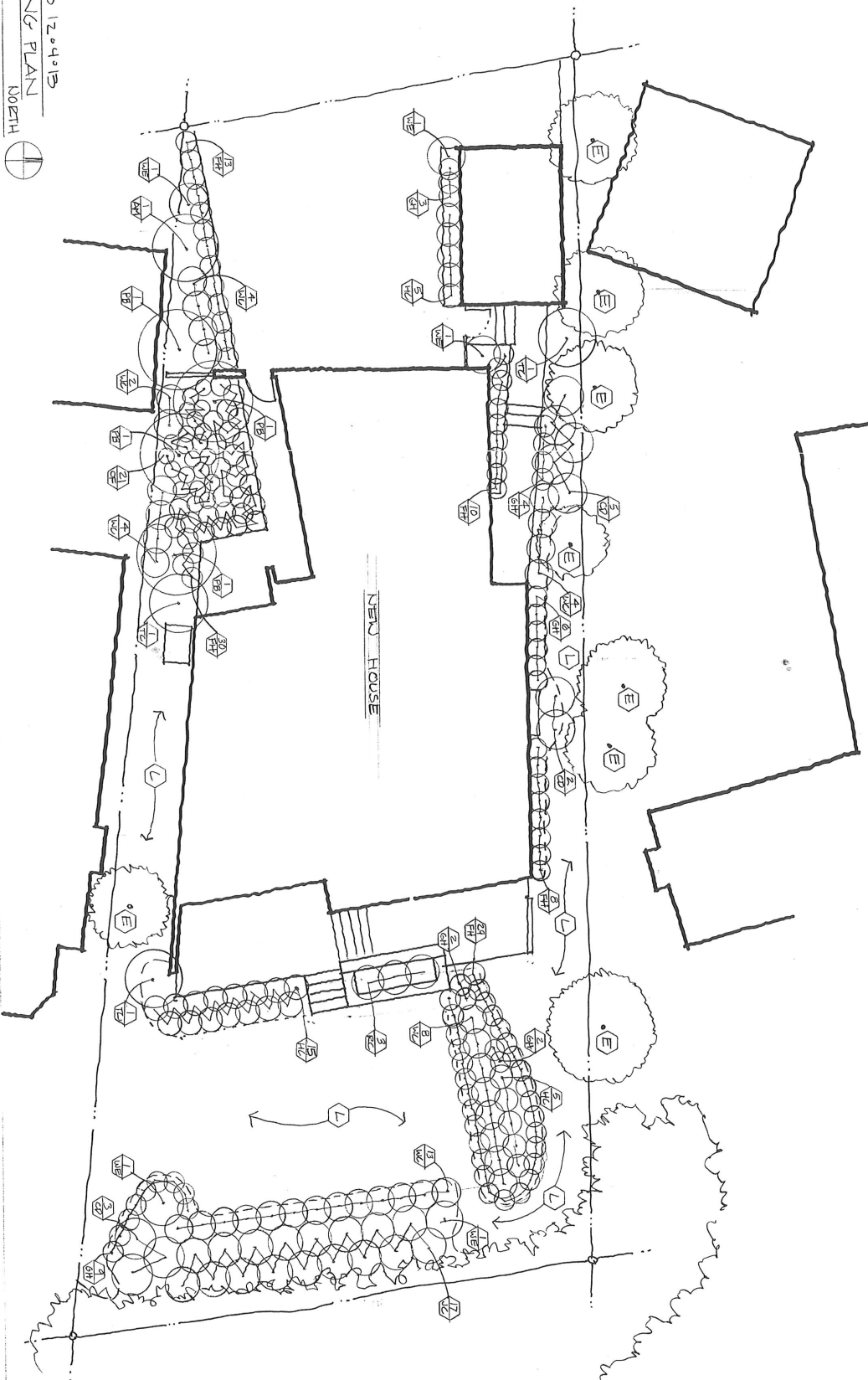


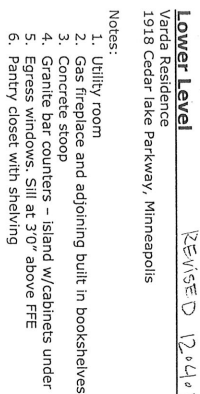
Plant List
 Varda Residence 1918 West Cedar Lake Parkway

- General Notes:**
- 'E' denotes existing tree or plants to remain. Provide protection during construction.
 - 'L' denotes lawn area. All area under planting beds to receive 2" wood chip mulch.
 - Plant locations must be staked and approved by owner.

Plants:

| Code | num. | name | size and root type |
|------|-------|---------------------------|----------------------------------|
| AM | 1 | Amur Maple | Acer Ginnala |
| PB | 4 | Prairie Dream Paper Birch | Betula Papyrifera 'Varen' |
| TC | 3 | Technical White Cedar | Thuja Occidentalis 'Techny' |
| JC | 17 | Japanese Juniper | Juniperus Chinesis 'Manay' |
| WC | 35 | Emerald Green White Cedar | Thuja Occidentalis 'Smaragd' |
| HC | 19/20 | Hetz Midget White Cedar | Thuja Occidentalis 'Hetz Midget' |
| RC | 3 | Russian Cypress | Microbiata Decussata |
| WE | 5 | Winged Spurred | Euonymus Alatus |
| CD | 10 | Cardinal Dogwood | Cornus Sericea 'Cardinal' |
| FH | 70 | Francee Hosta | Hosta Francee |
| GH | 26 | Guacamole Hosta | Hosta 'Guacamole' |
| OF | 21 | Ostrich Fern | Matteuccia Struthiopteris |





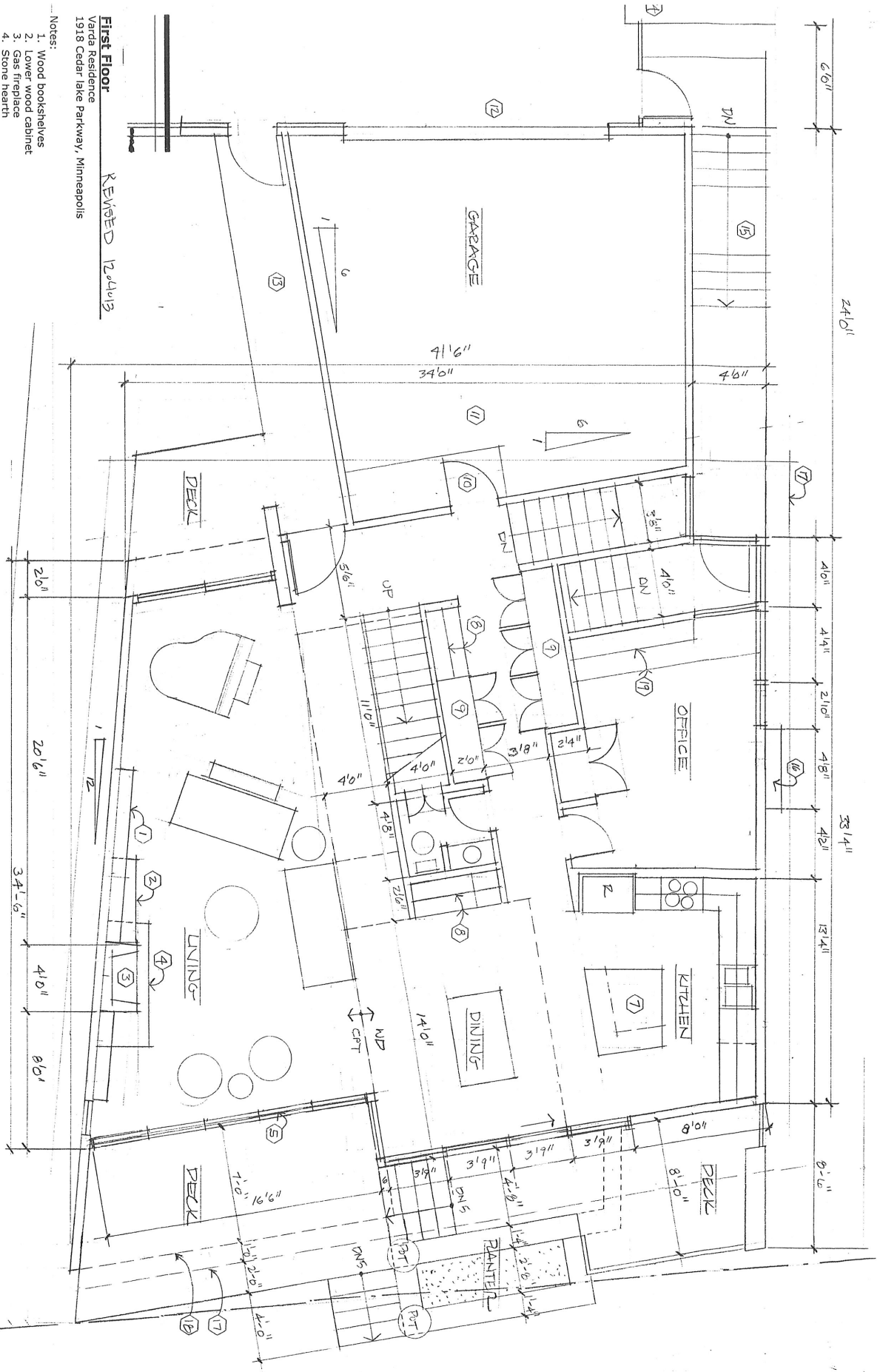
1918 CEDAR LAKE PRIMO
WARD. RESIDENCE

First Floor
 Varda Residence
 1918 Cedar Lake Parkway, Minneapolis

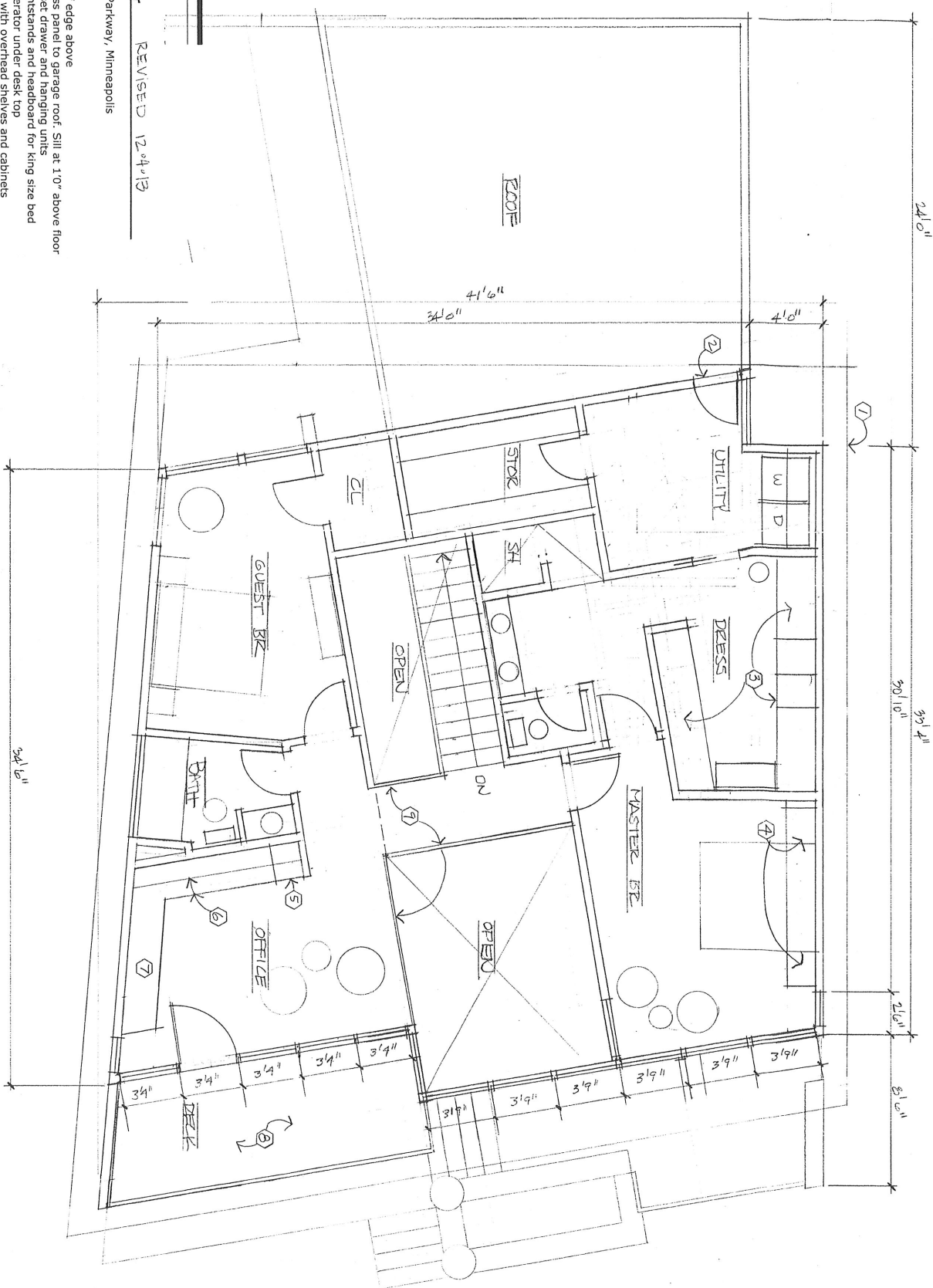
REVISED 12.4.13

Notes:

1. Wood bookshelves
2. Lower wood cabinet
3. Gas fireplace
4. Stone hearth
5. Floor to ceiling, butt jointed glass
6. Planter
7. Granite top kitchen island, overhang east and south
8. Lower and upper wood cabinets
9. Full height wood cabinets
10. Sloop in garage at first floor elevation
11. Garage floor 3" down and sloping to garage door
12. Trench drain outside garage door
13. Wood deck walk to front door
14. Existing garage to be remodeled
15. Concrete walk to lower door
16. Projecting gas fireplace bay at lower level
17. Line of roof edge above
18. Line of balcony above
19. Office desk with overhead shelves



1918 CEDAR LAKE PKWY
 VARDIA RESIDENCE



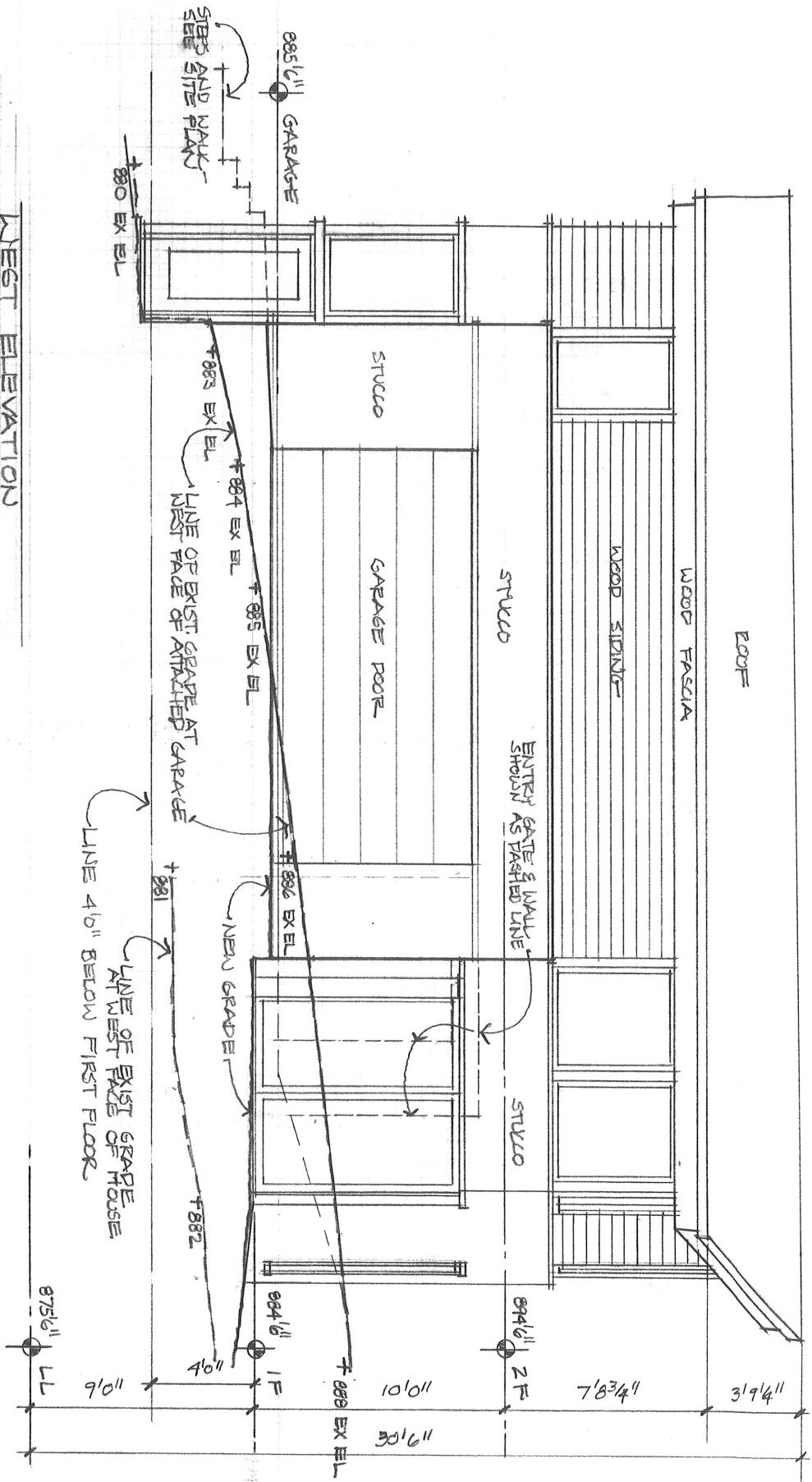
Second Floor REVISED 12.24.13

Varda Residence
1918 Cedar Lake Parkway, Minneapolis

Notes:

1. Line of roof edge above
2. Door w/glass panel to garage roof. Sill at 1'0" above floor
3. Built in closet, drawer and hanging units
4. Built in nightstands and headboard for king size bed
5. Wine refrigerator under desk top
6. Office desk with overhead shelves and cabinets
7. Built in office desk
8. Balcony with glass railing
9. GLASS RAILING

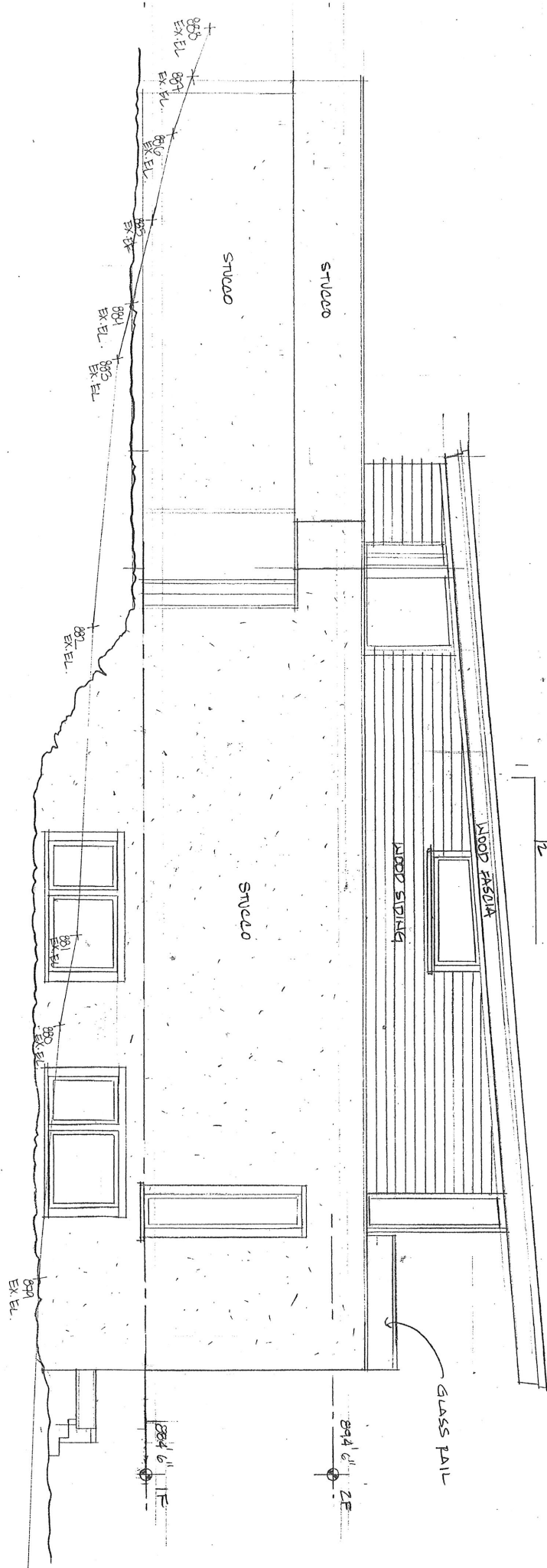
1918 CEDAR LAKE PKWY
VARDA RESIDENCE



WEST ELEVATION

VARIATION RESIDENCE - 1918 W. CEDAR LAKE PLANT

PLEASE COORDINATE WITH SITE PLAN TO MEASURE EXIST (NORMAL) GRADE AT HOUSE PERIMETER.

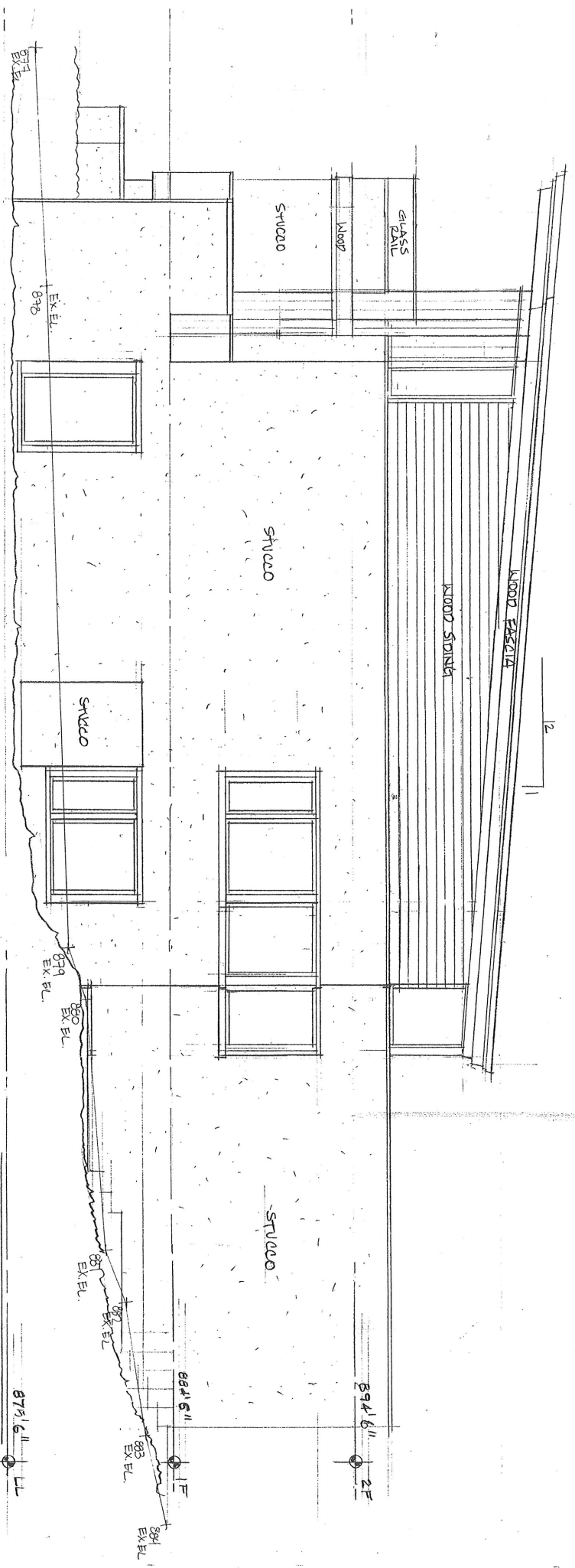


SOUTH ELEVATION

873'6" LL

894'6" 2E

GLASS PAIR



NORTH ELEVATION

VARDA RESIDENCE 12.11.13